

ZB# 76-26

Gerald & Eugene Hecht

(no S-B-L given)

76-26 - Hecht, Gerald & Eugene

Public Hearing
Oct. 18, 1976 -
8 p.m.

✓ OCPD - notified
Sept. 28, 1976.

✓ Notice to Paper
sent on Sept. 28th: Pat

~~Fee~~ Fee paid 10/18/76.
Cash

file w/ T.C.

GENERAL RECEIPT

3045

Town of New Windsor, N. Y.

Oct 29, 1976

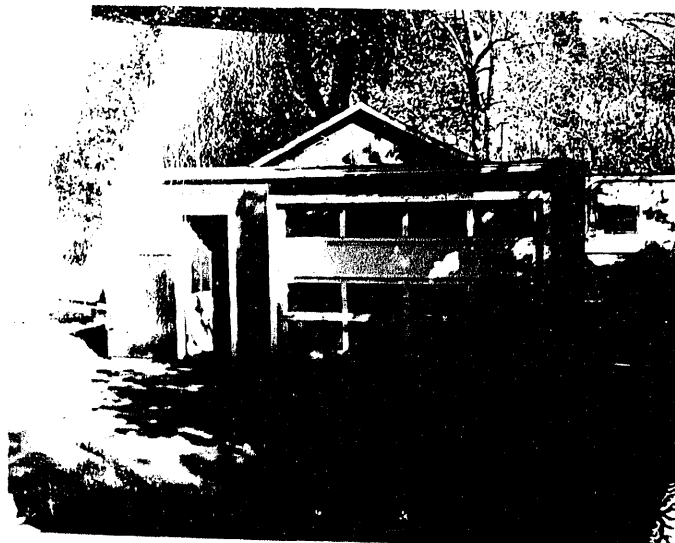
Received of Eugene Hecht \$ 25.00
Twenty five and 00/100 Dollars
 For Varian Application (#76-26)

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>25.00</u>		
<u>Cash</u>		

BY Charlotte Mercantonica
Deputy
 TITLE

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609



Twenty five ^{cent} 00/100 Dollars

For Variance Application (#76-26)

DISTRIBUTION

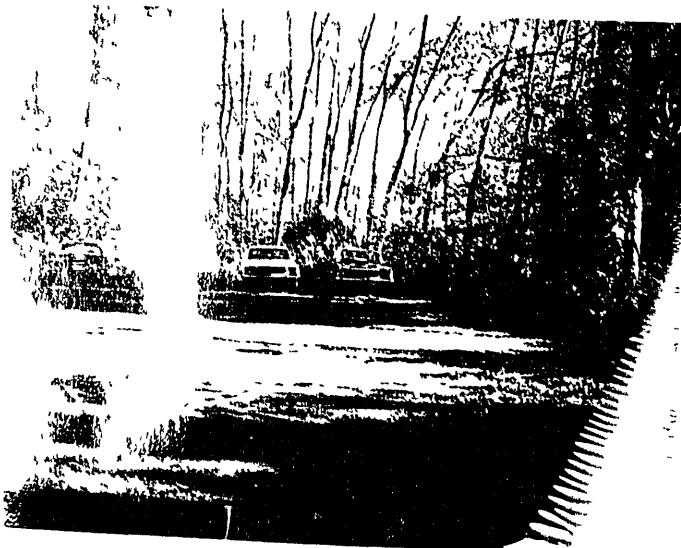
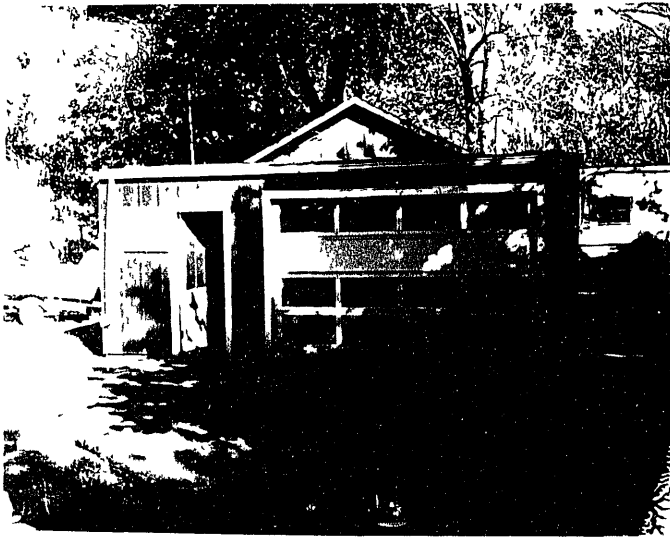
FUND	CODE	AMOUNT
25.00		
Cash		

BY Charlotte Mercantonica

Deputy

TITLE

WILLIAMSON LAW BOOK CO., ROCHESTER, N. Y. 14609



ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

In the Matter of the Application of

GERALD HECHT and EUGENE HECHT

for Special Use Permit and Area Variance #76-26.

DECISION GRANTING AN
AREA VARIANCE AND A
SPECIAL USE PERMIT

WHEREAS GERALD HECHT and EUGENE HECHT of 299 Windsor Highway, Town of New Windsor, New York, filed an application No. 76-26 for an area variance for property located at No. 299 Windsor Highway, New Windsor, New York; and

WHEREAS GERALD HECHT and EUGENE HECHT have requested a special use permit for construction of a repair garage, the use of the pre-existing repair garage being changed since the applicant intends to operate through a franchise agreement; and

WHEREAS a public hearing on this application for a variance and special use permit was held by the Zoning Board of Appeals on the 18th day of October, 1976 at the Town Hall of the Town of New Windsor after due notice by publication and due notice to residents and businesses within 500 feet of the subject premises; and

WHEREAS at said hearing the applicants, Eugene Hecht, represented himself and several area residents appeared in opposition thereto and presented a petition with 26 signatures appearing thereon; and

WHEREAS the Zoning Board of Appeals makes the following findings of fact in this application:

1. The minimum lot area available is 40,000 square feet.
2. The requested 30 ft. side yard variance would not affect the general character of the neighborhood.
3. The proposed building to be erected is situated in such a way where it will not be visible from the highway and the residents to the rear on Lannis Avenue will not be able to see this structure.

4. A special permit is requested by applicant to allow him to continue the pre-existing use of rebuilding hydraulic cylinders and hydraulic service work as a franchise operation. Said use will be substantially the same as before.

WHEREAS the Zoning Board of Appeals makes the following determinations of law in this matter:

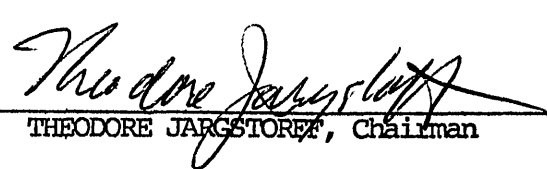
1. The variance sought is not substantial in relation to the legally required side yard and lot width;
2. The request will not be detrimental to the character of the neighborhood.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals of the Town of New Windsor hereby grants the area variances and special use permit requested with the following restrictions:

1. Trees to the rear of the property which provide natural screening shall remain.
2. There will be no outside storage of vehicles.
3. There shall be no spray painting on the premises.
4. A fence shall be erected to the rear of the property line for additional screening.
5. The rear of the building will be no closer to the adjoining residential property than 220 ft.
6. The normal hours of operation shall be 9 to 5 weekdays with no operating hours on weekends.

BE IT FURTHER RESOLVED that the Secretary of the Zoning Board of Appeals is directed to forward a copy of this decision to the applicant, the Town Planning Board, and the Town Clerk.

Dated: January 24, 1977.


THEODORE JARGSTOREFF, Chairman



3130

OFFICE OF THE BUILDING & ZONING INSPECTOR
TOWN OF NEW WINDSOR

Howard R. Collett
555 Union Avenue
New Windsor, New York 12550
(914) ~~565-8808~~
565-8807

BUILDING PERMITS ISSUED
OCTOBER 1980

NO.	NAME	LOCATION	FEE	VALUE	ITEM
1872	Exxon Co.	River Road	\$ 25.	\$ 7,000.	Storage Bldg.
1873	S. Calvino	Mt. Airy Road	147.	44,000.	Dwelling
1874	C. Fedorko	Franklin St.	50.	10,000.	Addition
1875	O. Scheible	Route 207	25.	3,000.	Addition
1876	A. Spiliatis	Riley Road	120.	35,000.	Dwelling
1877	Charmant Travel Lodge Inc.	Temple Hill Rd.	425.	150,000.	Motel
1878	J. Ruscitti	Melrose Ave.	105.	30,000.	Dwelling
1879	Andrew Bivona Jr.	Route 207	15.	1,000.	Sign
1880	S. Armstrong	Riley Road	25.	4,500.	Garage
1881	R. Vitolo	Route 32	255.	65,000.	Restaurant
1882	J. Antonelli	Route 32	15.	1,000.	Addition
1883	Schoonmaker Homes Inc.	Buttermilk Drive	165.	49,690.	Dwelling
1884	E. Trizinsky	Route 32	15.	1,200.	Carport
1885	Coral Ridge Homes Inc.	Creamery Drive	99.	28,000.	Dwelling
1886	Coral Ridge Homes Inc.	Creamery Drive	99.	28,000.	Dwelling
15			\$1585.	\$457,390.	

ADDITIONAL

1688	Builders Assoc. Hudson Valley	15.
		<u>\$1600.</u>

PERMITS ISSUED FOR:

6 Dwellings	\$214,690.
3 Additions	14,000.
1 Garage	4,500.
1 Carport	1,200.
1 Storage Bldg.	7,000.
1 Motel	150,000.
1 Restaurant	65,000.
1 Sign	1,000.
	<u>\$457,390.</u>

Signed: Howard R. Collett
Howard R. Collett
Bldg./Zoning Inspector

NEW WINDSOR ZONING BOARD OF APPEALS
Regular Session
October 18, 1976

MEMBERS PRESENT: Chairman Theodore Jargstorff
Dan McCarville
Mark Stortecky
Vincent Bivona
Louise Budney

ALSO PRESENT: PHILIP A. CROTTY, JR.,
Town Attorney
PATRICIA RAZANSKY, Secretary

The October 18, 1976th meeting of the New Windsor Zoning Board of Appeals was called to order by Chairman Theodore Jargstorff at 7:35 p.m. Secretary called the roll.

Motion followed by Dan McCarville, seconded by Mark Stortecky, to approve the September 27, 1976 minutes as written.

ROLL CALL: Mrs. Budney - Yes
Mr. Bivona - Yes
Mr. McCarville- Yes
Mr. Stortecky - Yes
Mr. Jargstorff- Yes

Motion carried 5 ayes - 0 nays.

Correspondence:

1. Letter dated October 8, 1976 received from Orange County Planning Department Re: Carlos Scheer request for car auction on Temple Hill Road. Received and filed.

2. Letter dated October 1, 1976 received from Orange County Planning Dept. Re: Variance application of Gerald & Eugene Hecht. (Returning same for local determination.) Received and filed as part of this record.

3. Memorandum dated October 12, 1976 from Supervisor Larkin with a request that all future purchases be cleared through the Supervisor's Office. Received and filed.

4. List of Building Permits issued for September 1976. Received and filed.

* * * *

PRELIMINARY MEETING: Reverend Addison Woestemeyer of Twin Arch Road, Rock Tavern, New Windsor, N. Y. appeared before the Zoning Board of

Appeals with a request for an area variance on his 2,584 acres of land. Rev. Woestemeyer explained that during the taking of property by the MTA a while ago, he purchased three houses; two of which are on two lots. He's seeking to have the third house placed on this long narrow strip of property which has access for the back two lots on a single private road (right-of-way). The zoning is R-3.

Chairman Theodore Jargstorff suggested the following:

1. That this matter be referred to the Planning Board as to whether they would accept the 25 ft. road if we granted the area variance sought, and
2. Determine from the Building Inspector whether he will give a building permit to you on the basis of the facts that you presented tonight.

* * * * *

PRELIMINARY MEETING: Mr. Fred Fayo appeared before the Board seeking an area variance for property located on Mr. Airy Road across from the Mt. Airy Trailer Park. Mr. Fayo stated that this lot is 30,196 square feet in size and one acre is needed.

Applications were furnished to Mr. Fayo and a public hearing was scheduled for November 22, 1976 at 8 p.m. Mr. Fayo was informed by the Board members that he would not need an acre if he decided to wait until the new sewer district was constructed. Only a half acre would be needed for a lot in a sewer district.

Chairman Jargstorff volunteered to make inquiry of the Town Engineer, Mr. Cuomo, to establish when sewers would be available in that area of town.

* * * * *

PUBLIC HEARING ON APPLICATION OF GERALD HECHT AND EUGENE HECHT for special use permit and variance on property located at No. 299 Windsor Highway, New Windsor, N. Y. List of spectators attached to these minutes; and petition received from property owners in the area, also attached and made a part of these minutes. Public hearing was recorded on Tape #15-16 on file in the Secretary's office.

Motion followed by Dan McCarville, seconded by Vince Bivona to grant a special use permit and sideyard variances to Gerald and Eugene Hecht with the following provisions:

1. Trees to the rear of the property which provide natural screening shall remain.
2. There will be no outside storage of vehicles.

3. There shall be no spray painting on the premises.
4. A fence shall be erected to the rear of the property line for additional screening.
5. The rear of the building will be no closer to the adjoining residential property than 220 ft.
6. The normal hours of operation shall be 9 to 5 weekdays with no operating hours on weekends.

ROLL CALL:	Mrs. Budney	- Yes
	Mr. Bivona	- Yes
	Mr. Mc Carville	- Yes
	Mr. Stortecky	- Yes
	Mr. Jargstorff	- Abstaining

Motion carried 4 ayes - 1 abstention. Application for special use permit and sideyard variance of Hecht granted.

Formal decision would be drafted by the Town Attorney and acted upon at the next meeting.

* * * * *

The last order of business on the ZBA agenda was a motion to accept the formal decision of Pietro and Joseph Zarcone which decision is attached hereto and made a part of these minutes.

Motion followed by Vincent Bivona, seconded by Dan McCarville to accept the formal decision of Zarcone as drafted by Mr. Crotty. Motion carried, all ayes.

Motion to adjourn by Dan McCarville, seconded by Mark Stortecky. Motion carried, all ayes. Meeting adjourned.

Respectfully submitted,


PATRICIA RAZANSKY, Secretary

ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR

In the Matter of the Application of
PIETRO ZARCONE and JOSEPH ZARCONE
for a Use Variance #76-15.

DECISION DENYING
A USE VARIANCE

WHEREAS PIETRO and JOSEPH ZARCONE of R. D. 2, Temple Hill Road, Town of New Windsor, New York, have made application for a variance from the provisions of the Zoning Local Law, Section 4.2 of the Table of Use Regulations, under application #76-15 of the New Windsor Zoning Board of Appeals for property located on Temple Hill Road in the Town of New Windsor in a Professional-Industrial Zone (P.I.), which property is further identified as Tax Map #35, Block 1, Lot 70; and

WHEREAS a Notice of Disapproval of Building Permit Application has been issued against the property by the Building Inspector on April 30, 1976; and

WHEREAS the purpose of the variance request is to obtain approval to convert the residential dwelling herein into a restaurant, which is not permitted in this zone; and

WHEREAS a public hearing on the application was held by the Zoning Board of Appeals at the Town Hall, New Windsor, New York on the 13th day of September, 1976 after due notice by publication in The Evening News and due notice to residents and businesses within 500 feet of the subject premises by certified mail; and

WHEREAS at said hearing the petitioners were represented by Alfred F. Cavalari, Esq., attorney; and

WHEREAS at the public hearing a number of residents objected to the proposed use variance; and

WHEREAS, at the public hearing a petition was presented from neighboring residents and correspondence was filed from other residents who were unable to attend the public hearing; and

WHEREAS the Zoning Board of Appeals makes the following findings of fact in this matter:

(1) The land contains a residential dwelling thereon and the petitioners herein have not presented any evidence which constitutes a hardship if the use variance requested is denied.

(2) The variance if granted will change the residential character of the neighboring properties and will be detrimental to the adjacent New Windsor Cantonment.

WHEREAS the Zoning Board of Appeals makes the following determinations of law in this matter:

(1). The land in question can yield a reasonable return if used as a single family residence in the zone (Planned Industrial) in which it has a pre-existing use as a single family dwelling.

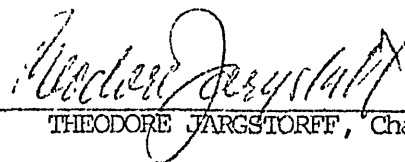
(2) The plight of the owner is due to unique circumstances and not to the general conditions in the neighborhood which may reflect any unreasonableness of the Zoning Local Law itself; and

(3) The use sought to be authorized by the variance would alter the essential character of the locality.

WHEREAS the Zoning Board of Appeals of the Town of New Windsor voted on the 27th day of September, 1976 to deny the applicants' request for a variance.

NOW THEREFORE BE IT RESOLVED that the Zoning Board of Appeals adopts this resolution denying the use variance sought; and

BE IT FURTHER RESOLVED that the secretary transmit a copy of this decision to the applicants' attorney, Town Clerk and the Town Planning Board.



THEODORE JARGSTORFF, Chairman

Dated this 18th day of October, 1976.

Public Hearing - 10/18/76 - Hecht, Eugene

Spectators:

Name -	Address -
Joe Markietto	12 Lannis Ave.
John J. Jasso	14 Lannis Ave.
Harold C. Jasso	14 Lannis Ave.
Stewart A.	18 Lannis Ave.
Tom Budd	16 Lannis Ave.
Morris Budd	16 Lannis Ave.
Sylvia Fickly	13 Lannis Ave.
John Fickly	13 Lannis Ave.
Frank McKee	301 Woodward Highway
George Stenglein	
Arvid Stenglein	
Leah Bakker	26 Lannis Ave.
Mary E. Gray	22 Lannis Ave.

WE, the undersigned, being residents and taxpayers of the Town of New Windsor, oppose the granting of a permit to GERALD HECHT and EUGENE HECHT for a variance Use and Special/Permit to permit installation of a service garage for the following reasons:

1. The proposed service garage bordering on an exclusively one-family single residence street (Lannis Avenue) will not be in harmony with the orderly development of the district.
- 2.. The proposed service garage bordering on an exclusively one-family single residence street (Lannis Avenue) will create and subject neighboring landowners to unusual and unnecessary noise for a residential area.
- 3.. The effect of placing a service garage in this residential district will be detrimental to the value of the homes in the area since the unique residential character of the area will be changed and therefore less attractive to prospective purchasers.
4. The placing of a service garage in a residential district will undoubtedly result in smoke and pollution drifting toward the residences in the area.
5. The placing of a service garage in a residential district will increase danger to curious children; will increase danger by the use of torches in repairing automobiles by possible sparks igniting dry timber and brush close to the residences, and will cause the unsightly storage of disabled and wrecked automobiles close to the residences.
6. The proposed use will not benefit the town or any residence in the area except the applicants and in fact will result only in removing a business from a major business street and relocating it closer to existing residences.
- 7.. The granting of a Special Use Permit and Variance should not be granted where the Town will not benefit and where a purely residential neighborhood will be sacrificed.
8. The present location of the service garage, being on Route 32, is the proper place for such a business. Moving the garage to the rear of the property accomplishes no more than moving the garage close to a residential district which borders the property in the rear.

WITNESSES:

H. C. Adams

Joseph J. Marketto

14 Lannis Ave

12 Lannis Ave.

garage for the following reasons:

1. The proposed service garage bordering on an exclusively one-family single residence street (Lannis Avenue) will not be in harmony with the orderly development of the district.
- 2.. The proposed service garage bordering on an exclusively one-family single residence street (Lannis Avenue) will create and subject neighboring landowners to unusual and unnecessary noise for a residential area.
- 3.. The effect of placing a service garage in this residential district will be detrimental to the value of the homes in the area since the unique residential character of the area will be changed and therefore less attractive to prospective purchasers.
4. The placing of a service garage in a residential district will undoubtedly result in smoke and pollution drifting toward the residences in the area.
5. The placing of a service garage in a residential district will increase danger to curious children; will increase danger by the use of torches in repairing automobiles by possible sparks igniting dry timber and brush close to the residences, and will cause the unsightly storage of disabled and wrecked automobiles close to the residences.
6. The proposed use will not benefit the town or any residence in the area except the applicants and in fact will result only in removing a business from a major business street and relocating it closer to existing residences.
- 7.. The granting of a Special Use Permit and Variance should not be granted where the Town will not benefit and where a purely residential neighborhood will be sacrificed.
8. The present location of the service garage, being on Route 32, is the proper place for such a business. Moving the garage to the rear of the property accomplishes no more than moving the garage close to a residential district which borders the property in the rear.

WITNESSES:

H. C. Adams

Joseph S. Marketto

Minnie E. Marketto

John S. Adams

14 Lannis Ave

12 Lannis Ave

18 Lannis Ave

14 Lannis Ave

James M. Dolittle

George A. Dolittle

George A. Dolittle

Thomas B. Dolittle

John B. Dolittle

John B. Dolittle

John B. Dolittle

William B. Dolittle

John B. Dolittle

Elizabeth Dolittle

Michael Dolittle

John B. Dolittle

Elizabeth Dolittle

Elizabeth Dolittle

Elizabeth Dolittle

Elizabeth Dolittle

Elizabeth Dolittle

Elizabeth Dolittle

Elizabeth Dolittle

Elizabeth Dolittle

Elizabeth Dolittle

11 Lanes Ave.

11 Lanes Ave.

10 Lanes Ave.

11 Lanes Ave.

16 Lanes Ave.

20 Lanes Ave.

20 Lanes Ave.

20 Lanes Ave.

14 Lanes Ave.

15 Lanes Ave.

14 Lanes Ave.

10 Lanes Ave.

18 Lanes Ave.

18 Lanes Ave.

9 Lanes Ave.

9 Lanes Ave.

7 Lanes Ave.

4 Lanes Ave.

22 Lanes Ave.

13 Lanes Ave.

Joseph J. H. H. H.	11 Lammie Lane
Benjamin T. T. T.	10 Lammie Lane
William B. B.	11 Lammie Lane
John B. B.	16 Lammie Lane
John B. B.	10 Lammie Lane
John B. B.	11 Lammie Lane
William B. B.	11 Lammie Lane
John B. B.	15 Lammie Lane
Elizabeth G. G.	14 Lammie Lane
Michael T. T.	10 Lammie Lane
John B. B.	18 Lammie Lane
John B. B.	18 Lammie Lane
John B. B.	9 Lammie Lane
John B. B.	9 Lammie Lane
John B. B.	7 Lammie Lane
John B. B.	4 Lammie Lane
John B. B.	22 Lammie Lane
John B. B.	13 Lammie Lane
John B. B.	13 Lammie Lane
John B. B.	11 Lammie Lane

PUBLIC NOTICE OF HEARING BEFORE

THE ZONING BOARD OF APPEALS

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the
TOWN OF NEW WINDSOR, New York will hold a public hearing pursuant
to Section 48-33A of the Zoning Ordinance on the following
proposition:

Appeal No. 26

Request of GERALD HECHT and EUGENE HECHT

for a Variance and Special Use Permit of the
regulations of the Zoning Local Law, to permit
construction

~~installation of a service garage for a pre-existing~~
business

being a Variance and Special Use Permit of

Section 48-12-Table of Bulk Regulations-Columns 5 and 7,
and Section 48-9-Table of Use Regulations-Column B,
for property situated at: #299 Windsor Highway, New

Windsor, New York.

SAID HEARING will take place on the 18th day of October, 1976,

at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y.

beginning at 8 o'clock P. M.

THEODORE JARGSTOREF,
Chairman

730
Sept 27th
Gene Hecht

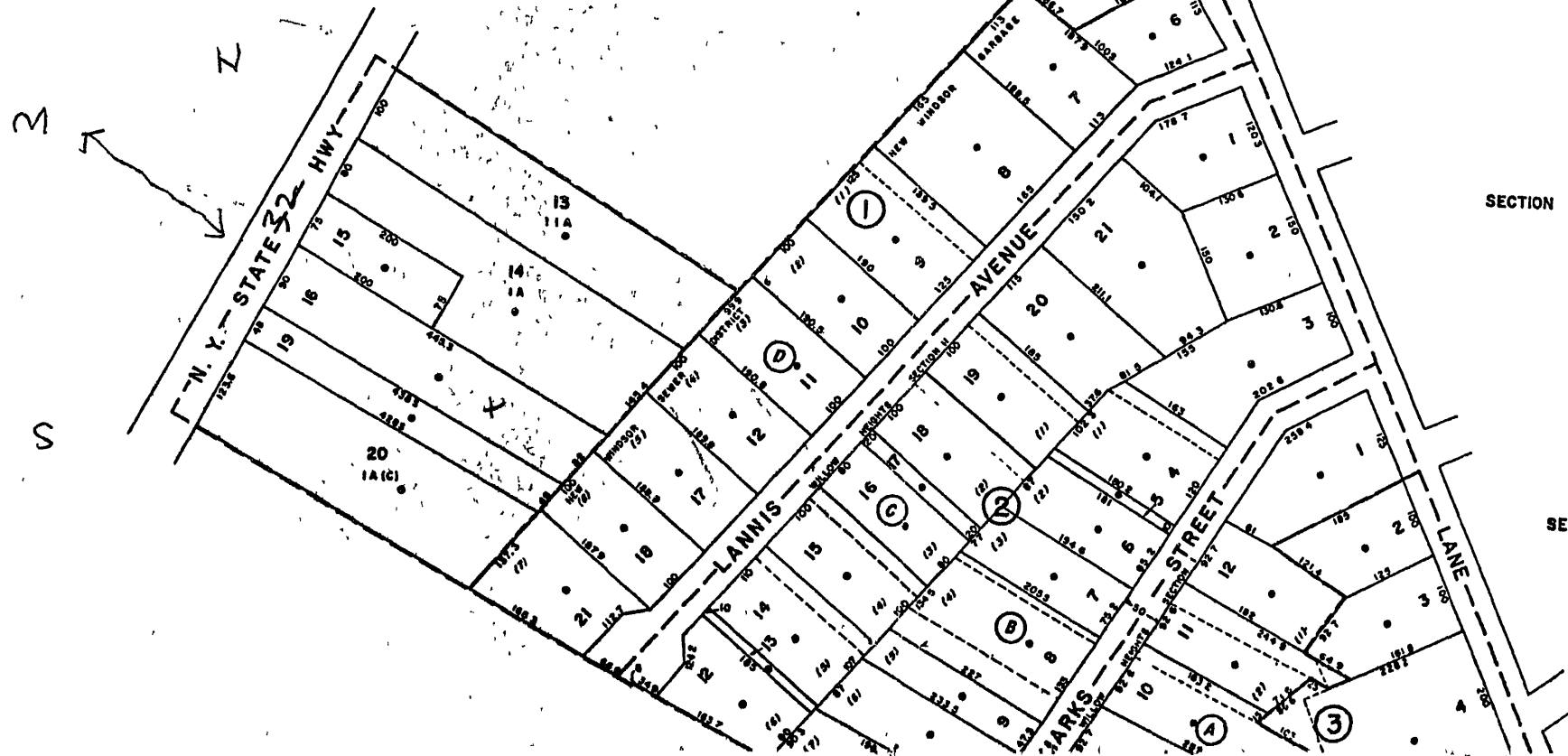


SECTION 35

SECTION 38

SECTION 43

SECTION 46



GENE

HECHT

ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

76-26.
(Number)

(Date)

I. Applicant information:

- (a) Eugene Hecht
Gerald + Hecht 299 Windsor Hwy 561-9342
New Windsor ny
(Name, address and phone of Applicant) 562-5666 (EH)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use variance
- ☒ Area variance
- ☐ Sign variance
- ☒ Special permit

III. Property information:

- (a) C 299 Windsor Hwy New Windsor
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? other commercial business & homes
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 1969
- (e) Has property been subdivided previously? no When? _____
- (f) Has property been subject of variance or special permit previously? no When? _____
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? no. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. no

(Date)

I.

Applicant information:

- (a) Eugene Hecht + Gerald Hecht 299 Windsor Hwy 561-9342
(Name, address and phone of Applicant) New Windsor ny
562-5666 (EH)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II.

Application type:

- ☐ Use variance
- ☒ Area variance
- ☐ Sign variance
- ☒ Special permit

III.

Property information:

- (a) C 299 Windsor Hwy New Windsor _____
(Zone) (Address) (M B L) (Lot size)
- (b) What other zones lie within 500 ft.? other commercial business & homes
- (c) Is a pending sale or lease subject to ZBA approval of this application? no
- (d) When was property purchased by present owner? 1969
- (e) Has property been subdivided previously? no When? _____
- (f) Has property been subject of variance or special permit previously? no When? _____
- (g) Has an order-to-remedy violation been issued against the property by the Zoning Inspector? no. If so, when _____
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail. no



IV. Use variance:

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____, to allow _____

(Describe proposed use)

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.



V. Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table DD.1, Column 5+7

Requirements	Proposed or Available	Variance Request
Min. Lot Area	40,000	
Min. Lot Width	90	10'
Reqd. Front Yard	OK	
Reqd. Side Yards	30/70 30/70	10/50
Reqd. Rear Yard	OK	
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage* %	%	%
Floor Area Ratio**		

* Residential districts only

** Non-residential districts only

- (b) The legal standard for a "USE" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

 V.

Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table DD.1, Column 547

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area	<u>40,000</u>	
Min. Lot Width	<u>90</u>	<u>10'</u>
Reqd. Front Yard	<u>OK</u>	
Reqd. Side Yards	<u>30/70</u>	<u>10/50</u>
Reqd. Rear Yard	<u>OK</u>	
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Development Coverage* %	%	%
Floor Area Ratio**		

* Residential districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also set forth any efforts you have made to alleviate the difficulty other than this application.

I would be unable to erect the bldg size that I would need to conduct my business I tried to clear side lot to give me all extra room.



VI.

Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

side lot to give me all extra room.



VI. Sign Variance:

(a) Variance requested from New Windsor Zoning Local Law, Section _____, Table _____, Column _____.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

the proposed structure is to be 40x50 steel building
(Garage type) for Automotive Repair

☐ VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

☐ IX. Attachments required:

- ___ Copy of letter of referral from Building and Zoning Inspector.
 - ___ Copy of contract of sale, lease or franchise agreement.
 - ___ Copy of tax map showing adjacent properties
 - ___ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
 - ___ Copy(ies) of sign(s) with dimensions.
 - ___ Check in amount of \$_____ payable to Town of New Windsor.
 - ___ Check in the amount of \$_____ payable to Secretary for taking public he
- Photos of existing premises which show all present signs and landscaping.
- All photos must be 8" x 10" or be mounted on 8 1/2" x 11" paper.
- ___ Other

X. AFFIDAVIT.

Date 9-28-76

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The Undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Eugene Beck.
(Applicant)

Sworn to before me this

28th day of Sept., 1976.

Patricia Razansky
PATRICIA RAZANSKY
 Notary Public, State of N.Y.
 No. 6870778
 Appointed in Orange County
 Term Expires Mar. 30, 1978.

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- (c) Special Permit is _____
- (c) Conditions and safeguards _____
- _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS.

information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

Eugene Hecht
(Applicant)

Sworn to before me this

28th day of Sept, 1976.

Patricia Razansky
PATRICIA RAZANSKY
Notary Public, State of N.Y.
No. 5870775
Appointed in Orange County
Term Expires Mar. 30, 1978

XI. ZBA Action:

- (a) Public Hearing date _____
- (b) Variance is _____
- (c) Special Permit is _____
- (c) Conditions and safeguards _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY RESO-
LUTION OF ZONING BOARD OF APPEALS.



COUNTY OF ORANGE

OCT 06 1976

Department of Planning

124 MAIN STREET (1887 Building)

GOSHEN, NEW YORK 10924

TEL. (914) 294-5151

Peter Garrison, AIP, Commissioner

Edwin J. Garling, AIP, Deputy Commissioner

October 1, 1976

Mr. Theodore Jargstorff, Chairman
New Windsor Zoning Board of Appeals
% P. Razansky, Secretary
Town Hall, Union Avenue
New Windsor, N.Y. 12550

Re: Special Permit and Variance - Hecht
Route 32

Dear Mr. Jargstorff:

We are in receipt of the above in accordance with the provisions of Section 239, 1 and m, Article 12-B of the General Municipal Law of the State of New York.

We hereby return the matter for final local determination by your Board.

Very truly yours,

Peter Garrison
Commissioner of Planning

PG:mj
Enclosure



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

September 21, 1976

Dr. Gerald S. Hecht
25 Ona Lane
New Windsor, New York 12550

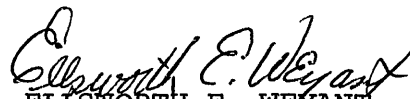
RE: 42-1-16

Dear Dr. Hecht:

According to my records, the attached list of property owners are within the five hundred feet (500) of the above mentioned property.

The charge for this service is \$25.00. Please remit same to the Town Clerk, Town of New Windsor.

Very truly yours,


ELLSWORTH E. WEYANT
Sole Assessor
Town of New Windsor

EEW/pk
att.



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Tauriello, Nicholas P. & Marguerite L.
10 Lannis Avenue
New Windsor, New York 12550

Marketto, Joseph G. & Minnie E.
12 Lannis Avenue
New Windsor, New York 12550

Isaacs, Harold C. & Helen
14 Lannis Avenue
New Windsor, New York 12550

Budd, Morris & Janet
16 Lannis Avenue
New Windsor, New York 12550

Marino, Theodore & Anne
293 Windsor Highway
New Windsor, New York 12550

San Giacomo, William & Louis
RD#4 Forge Hill Road
New Windsor, New York 12550

Gorton, Thomas E. & Gladys P.
297 Windsor Highway
New Windsor, New York 12550

Ferraivolo, Anthony P. & Shirley P.
18 Lannis Avenue
New Windsor, New York 12550

Bakker, Ruth E.
20 Lannis Avenue
New Windsor, New York 12550

Mc Keon, Frank & alma
301 Windsor Highway
New Windsor, New York 12550

Lander, Augustus F.
C/O Landers Flower Shop
303 Windsor Highway
New Windsor, New York 12550



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TOWN OF NEW WINDSOR

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Ellsworth E Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Craig, John A. & Mary E.
22 Lannis Avenue
New Windsor, New York 12550

Hunt, Joseph S. Jr. & Charlene
10 Mark street
New Windsor, New York 12550

Green, Norman C. & Evelyn M.
12 Mark Street
New Windsor, New York 12550

Smith, Lester W. & Evelyn N.
16 Mark Street
New Windsor, New York 12550

Ware, William B. & Marian E.
19 Lannis Avenue
New Windsor, New York 12550

Argenio, Sandra Jean
17 Lannis Avenue
New Windsor, New York 12550

Donato, Steven c. Jr. & Elizabeth
15 Lannis Avenue
New windsor, New York 12550

Fieldly, John V. & Sylvia A.
13 Lannis Avenue
New Windsor, New York 12550

De Witt, Leonard & Linda
11 Lannis Avenue
New Windsor, New York 12550

Hess, Robert M. & Alice J.
9 Lannis Avenue
New Windsor, New York 12550



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OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E. Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Masloski, Joseph & Genevieve
24 Iannis Avenue
New Windsor, New York 12550

Trizinsky, Edward J. & Loretta
309 Windsor Highway
New Windsor, New York 12550

Cohen, Marvin
69-50 230th Street
Bayside, New York 11361

Schmitt, Theodore, Lena
& Roppert, John & Koni
30-47 29th Street
Astoria, New York

Notartomaso, Peter A. & Mary
279 Windsor Highway
New Windsor, New York 12550

Cavalari, Alfred F. & Agnes
RD#2 Bethlehem Road
New Windsor, New York 12550

Primavera, Lucy
287 Windsor Highway
New Windsor, New York 12550

Respectfully submitted,

Ellsworth E. Weyant
ELLSWORTH E. WEYANT
Sole Assessor
town of New Windsor



1763

OFFICE OF THE ASSESSOR

TOWN OF NEW WINDSOR

Chairman
Ellsworth E Weyant
555 Union Avenue
New Windsor, New York 12550
(914) 565-8808

Friedman, Alfred
116 West 14th Street
New York, New York 10011

Coakley, John W.
18 Park Hill Drive
New Windsor, New York 12550

Balmville Estates, Inc.
Highland Avenue
Maybrook, New York 10984

C & F Company, Inc.
300 Windsor Highway
New Windsor, New York 12550

Lasini, Paul M. -
306 Windsor Highway
New Windsor, New York 12550

Temple Hill Motel Corp. -
310 Windsor Highway
New Windsor, New York 12550

Carmax Associates
C.O Barry Kingsley
51 Simpson Drive
Old Bethpage, New York 11804

Stenglein, George & Anna
334 Windsor Highway
New Windsor, New York 12550

555 Union Avenue
New Windsor, N. Y. 12550
October 6, 1976

Mr. Eugene Hecht
299 Windsor Highway
New Windsor, N. Y. 12550

RE: PUBLIC HEARING NOTICE - APPLICATION FOR SPECIAL USE PERMIT

Dear Gene:

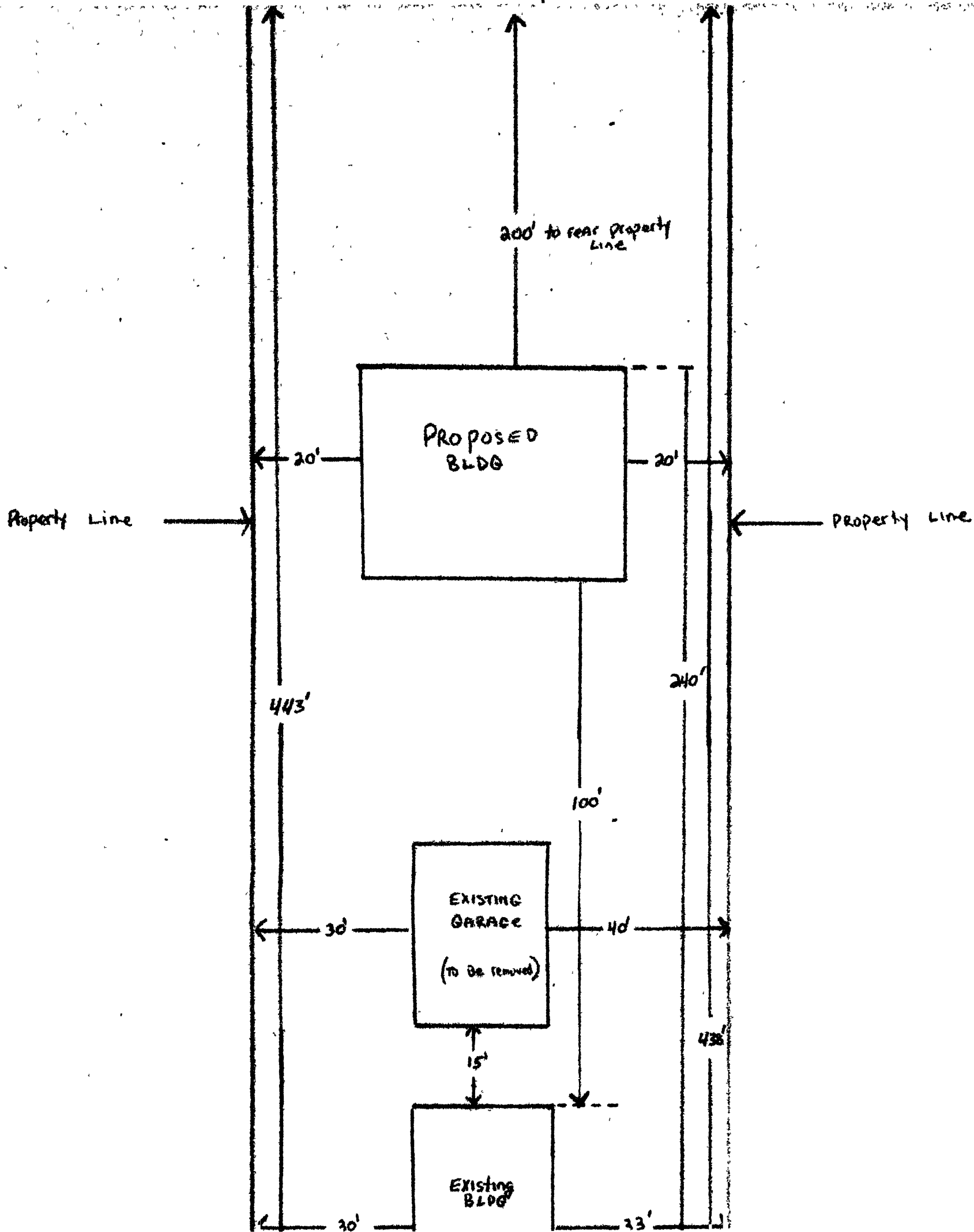
I received a telephone call from the Legal Ad Department of The Evening News in response to my request for a change in the legal ad regarding your upcoming public hearing. I was informed by Miss Mathews that the legal ad we sent in was published two days ahead of schedule due to available space.

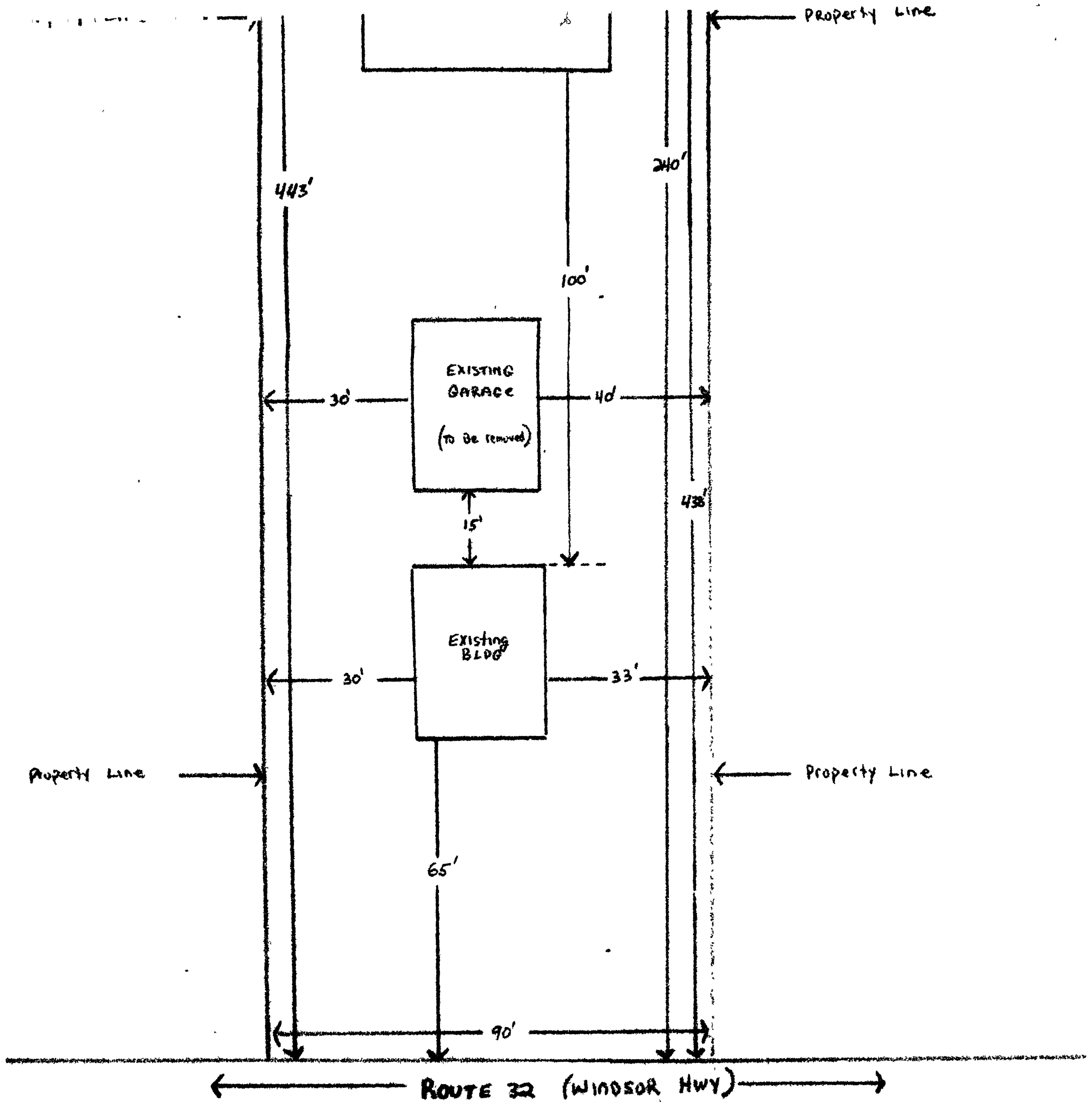
Upon conferring with Mr. Crotty, the Town Attorney, regarding the legality of the original legal ad, he informed me that the wording ~~would~~ ⁱⁿ his opinion was correct and sufficient to proceed with the hearing as scheduled for October 18, 1976 at 8 p.m.

If you have any questions regarding the above, please do not hesitate to call me.

Very truly yours,

PATRICIA RAZANSKY, Secretary





PLOT PLAN FOR GERALD + EUGENE HECHT

Scale 1"=20'

TAX MAP SEC 35, PROP # 16